

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

Town of Richmond
Planning Board Public Hearing
April 17, 2018 7:00 PM Veterans Hall

Members Present:

Lloyd Condon, (Chairman)
Seth Reece (Secretary)
Stacie Maillet
Butch Morin (Alt.)
Chris Daugherty, Selectman Rep.

Members Absent:

Richard Drew (Vice Chairman)
Norma Thibodeau
Jason Macdonald

Public: William Cole.

Butch Morin seated for Jason Macdonald.

Meeting called to order @ 7:00 PM.

1. Public:

Nothing from the Public.

2. Mail:

Southwest Region Planning Commission March newsletter.

3. Map 202 Lot 31 and 32:

Chris Daugherty stepped down due to conflict of interest.

Public Hearing called to order at 7:07 PM.

The purpose of this public hearing is a proposed Boundary Line Adjustment to add 5.36 acres to Map 202 Lot 32 known as the South Cemetery from Map 202 Lot 31. There is a proposal to create an access easement over Map 202 Lot 31 for the benefit of Map 202 Lot 31. Presently Map 202 Lot 31 has 2.36 acres and Map 202 Lot 31 has 130 acres.

The Planning Board looked over the proposed Boundary Line Adjustment with one question on the Easement over Map 202 Lot 31. After a brief discussion it was determined that the easement would be permanent.

William Cole member of the Richmond Cemetery Committee came to the meeting to answer any questions that the Planning Board or the abutters might have in reference to the Boundary Line Adjustment. The Planning Board was asked by William Cole to supply the Cemetery Committee with a copy of the boundary line adjustment for their records.

With no further questions from the floor a Motion was made.

Motion made by Butch Morin to close the Public Hearing. Seconded by Seth Reece. All in favor. None

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opposed. Motion carries.

With no further questions or discussion from the Planning Board a motion was made.

Motion made by Butch Morin to accept the application for the proposed Boundary Line Adjustment as complete. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Chairman Condon listed the waivers as follows:

Subdivision Regulation 504.2, There are no new roads being proposed.

Subdivision Regulation 504.3, Regarding Grading plans there are no new roads or grading changes being proposed.

Subdivision Regulation 501.5, Soils Overlay, No septic system is planned on either lot.

Subdivision Regulation 501.6, State subdivision approval, both parcels are in excess of 5 acres and do not require State approval.

Subdivision Regulation 501.7, Driveway Permit, there are existing driveways and no new driveways are being proposed.

Subdivision Regulation 501.13, Required laws, No applications or permits are required for approval except Richmond Planning Board approval.

Subdivision Regulation 501.4 F, Courses and distances. The remainder of Map 202 Lot 31 was not surveyed in its entirety. The boundary shown is compiled from plans and deeds of record.

Subdivision Regulation 504.1 G, Curve Data, The right-of-way of Athol Road and the lot lines shown are not curved.

Subdivision Regulation 504.1 H, Areas, The remainder of Map 202 Lot 31 was not surveyed in its entirety. The area shown is based on plans and deeds of record. The area Parcel "A" and all of Map 202 Lot 32 are accurately shown based on a field survey.

Subdivision Regulation 504.1 I, Error of closure, The boundary of Map 202 Lot 31 was compiled from deeds and plans of record and was not surveyed for this boundary line adjustment.

Subdivision Regulation 504.1 K, Town lines, no town lines cross or adjoin this property.

Subdivision Regulation 504.1 R, Water courses. The wetland and water courses on Map 202 Lot 31 were not located because they will have no effect on the future use of Parcel "A" as a cemetery. The culverts on Athol road were located and are shown on this plat.

Subdivision Regulation 504.1 S, Zoning Districts. Both lots are in the residential District. The wetland Conservation District is not shown because no wetlands were located for the creation of this plat.

Subdivision Regulation 504.1 T, Contiguous areas, The remainder of Map 202 Lot 31 was not surveyed in its entirety the area is based on plans and deeds of record. The area of Parcel "A" and all of Map 202 Lot 32 are accurately shown based on a field survey.

Subdivision Regulation 504.1 U, Percolation Tests. There are no septic systems planned on the new Map 202 Lot 32 so no percolation tests were performed.

Motion made by Butch Morin to accept the waivers for Map 202 Lot 31 and Map 202 Lot 32 as presented. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Site walk was set for Friday April 20, 2018 at 8:00 AM. Secretary Seth Reece will meet Richard Drew to walk the boundary lines and confirm that all pins are properly placed. Secretary Reece will bring his findings back to the Planning Board meeting of May 1, 2018. The easement information was sent to Attorney Joe Hoppock and should be available for the next Planning Board meeting May 1, 2018.

4. Minutes of March 20, 2018:

Page 2, Under 5. Other, 1. Questions on subdivisions: Third line down second sentence change the word he to Boccalini. Fifth line down second sentence change the word would to may.

Under 2. Alternate to the Planning Board add: Motion was made by Vice Drew to nominate Butch Morin as the Representative for the Planning Board with Southwest Region Planning Commission. Seconded by Chairman Condon. All in favor. None opposed. Motion carries.

5. Election of 2018 Officers:

Conference call with Vice Drew at 7:24. Vice Drew confirmed he could hear board members clearly.

Motion made by Butch Morin to nominate Lloyd Condon as Chairman. Seconded by Seth Reece.

Motion made by Lloyd Condon to nominate Richard Drew as Chairman. Seconded by Stacie Maillet. With no more nominations from the floor.

All members for Lloyd Condon. Two in favor. Three opposed. No abstentions.

All members for Richard Drew. Three in favor. Two opposed. No abstentions.

Motion made by Chris Daugherty to nominate Lloyd Condon as Vice Chairman. Seconded by Seth Reece.

With no more nominations from the floor.

All members in favor of Lloyd Condon. All in favor. None opposed. Motion carries.

Motion made by Butch Morin to nominate Seth Reece as Secretary. Seconded by Lloyd Condon.

No other nominations from the floor.

All in favor. None opposed. Motion carries.

At this time the conference call from Richard Drew ended. 7:33 PM.

6. Other:

Chris Daugherty Selectman's Representative for the Planning Board thanked Lloyd Condon for all his years of service as the Chairman of the Planning Board.

Motion made by Butch Morin to adjourn. Seconded by Christ Daugherty. All in favor. None opposed. Motion carries.

Meeting adjourned at 7:37 PM.

Respectfully Submitted,

Kandace Mattson